

7.0 IMPLEMENTATION AND PHASING

7.1 REVISION OF PLANNING DOCUMENTS

The primary instrument regulating development at Sydney Olympic Park is Sydney Regional Environmental Plan No. 24 (SREP 24). The consent authority for development including master plans is the Minister for Planning.

This Master Plan, after exhibition and any subsequent amendments will be adopted by the Minister under the provisions of SREP 24 (Amendment 2). It will then become a matter which the Minister will take into consideration when determining development applications within the Master Plan area. Amendments to the Master Plan or master plans for individual precincts will be prepared as required.

The adoption of the Master Plan will enable the future role of Sydney Olympic Park to be integrated into future metropolitan planning documents and considered in the co-ordination and future planning of NSW State Government actions, especially relating to transport planning for the metropolitan area.

7.2 DEVELOPER CONTRIBUTIONS AND FINANCIAL ARRANGEMENTS

Massive investment in infrastructure and facilities to support existing and future development at Sydney Olympic Park has already been made. Additional significant investment has been spent on roads, electricity, water (including recycled water infrastructure) and drainage, on the transformation of wastelands to parklands and active and passive open space, public domain improvements, public transport infrastructure (heavy rail, bus and ferry) and a primary school. Much of this is in excess of the likely demand created by the daily workers and residents of the precinct.

Notwithstanding, additional infrastructure will be required to support the new development now proposed in the Master Plan. Everyone, including new residents and employees, will continue to have access to a wide range of high quality recreational facilities, but people living and working in the area will also have day to day needs, including needs for traffic and transport facilities and community services.

The physical and social infrastructure requirements will relate directly to future land uses and to the amount of development. In order to address the range of services and facilities which will be needed, the Authority proposes a variety of mechanisms to identify, fund and maintain such facilities and services. This could include a Contributions Plan under Section 94 of the Environmental Planning and Assessment Act or developer agreements. These mechanisms will identify the source of funds required to provide facilities that are needed as a direct result of demand created by the development. These mechanisms will be finalised prior to the first of the new developments obtaining development consent.

Facilities requiring funding are likely to include additional transport infrastructure, community infrastructure and open space and recreational facilities. In addition to the above, the Authority will derive further revenue flows from developers through commercial arrangements such as rentals and/or estate levies to help finance operating and maintenance requirements for Sydney Olympic Park.



7.2.1 Funded Facilities and Services

Subject to demand likely facilities required to cater for incoming residential and workforce population are outlined below.

Community Space (eg Community Centre)

Meeting area/hall, space for activities (eg classes), office space for local services, and/or administration space.

Child Care Facilities

Child care facilities within or in close proximity to new development.

Local Open Space

Local parks or public open spaces within or in close proximity to new development.

Play Space

Playgrounds or equipment within local open space.

Local Level Sports Facilities

Local sports facilities such as ovals, tennis and football, suitable for relatively informal local use.

Pedestrian and Cycleways

Links connecting new development to local networks, bicycle facilities eg bike racks.

Footpaths, Roads and Landscaping

Cost of works to roads, footpaths, landscaping, and street furniture in the vicinity of the development area.

Road Works

Road and junction improvements needed to carry additional capacity generated by development.

Public Transport Facilities

Railway station eastern entry, bus stops, shelters, local interchanges.

Library Facilities

Typically a contribution to a Central Library.

Studies

Planning studies and needs studies.

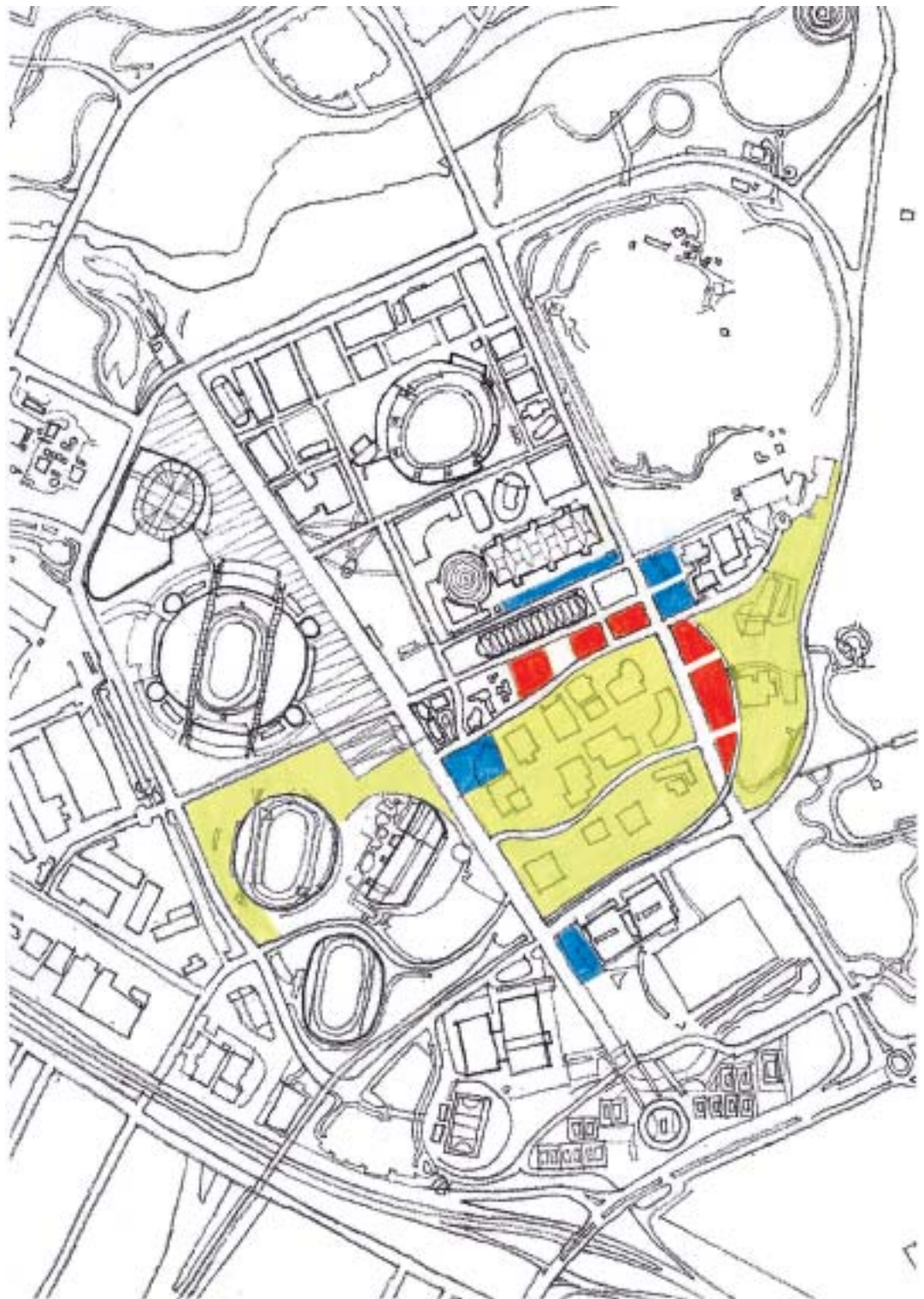





Fig 7.3.1

INDICATIVE PHASING OF DEVELOPMENT

-  Initial Stage
-  Later Stages
-  Longer Term



7.3 AFFORDABLE HOUSING

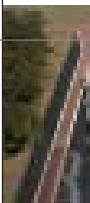
Development of Sydney Olympic Park comprising residential uses will be required to contribute to the provision of affordable housing.

Contributions in respect of residential development on Sites 2 and 3 will be through the dedication of 3% of all dwelling area developed on the site for the provision of affordable housing.

The final quantum, form and location of the contribution will be determined through the detailed design and development approval process.

Subsequent residential development will be required to contribute in accordance with relevant State Planning policy or instrument in force at the time of development.

The affordable housing should generally be distributed throughout the development and must be constructed to a standard generally consistent with the range of other dwellings within that development in terms of size and finish.



7.4 STAGING AND PROCUREMENT OF DEVELOPMENT

Major development under this Master Plan has been initiated through a public *Request for Proposals*. This is the first stage of a multi-stage process that is intended to deliver the first new development during 2003. There are in excess of 20 potential development sites throughout Sydney Olympic Park including eight major sites in and around the Town Centre.

The early development of these Town Centre sites is considered crucial in implementing the planning objectives for Sydney Olympic Park. Timing of the development will be largely dictated by demand for the sites by developers and commercial, retail and residential tenants and users.

Where opportunities arise that make a positive contribution to increased visitations and overall precinct vitality and viability, development on sites in the Southern Events Precincts and Brickpit Precinct will be encouraged concurrently with those in the Town Centre.

Similarly, development on sites within the Town Centre flagged for later stages may be brought forward concurrently with other development.

Developers will be selected on the positive contribution and performance of their proposed development in respect of the Master Plan objectives.

It is envisaged that development to the full potential of this Master Plan will take 10-15 years. Some sites may, prior to final development taking place, be used for temporary development in support of the Master Plan objectives.

The indicative staging of development in the Town Centre is shown in *Figure 7.3.1*.

7.5 THE DESIGN AND DEVELOPMENT PROCESS

Prior to lodging a development application (DA) to the consent authority for development at Sydney Olympic Park, the applicant will be required to obtain a pre-DA sign-off from the Authority. The Authority will assess all aspects of the proposed development with regard to:

- the Master Plan;
- Sydney Regional Environmental Plan No. 24
- adopted policies and guidelines (*Appendix A*);
- other matters listed in Section 79C of the EP&A Act 1979; and
- any other policies adopted by the Authority and consent authority.

Design innovation and excellence will be a key criteria in the competitive selection of proposed development. All developments will be required to demonstrate strong commitments to ESD in design, construction and operation.

Similarly, all new developments will be required to meet or exceed the Sydney Olympic Park Authority's requirements for accessibility.

The achievement of these criteria in the urban form will be ensured through a rigorous design review process.

Additionally, all proposed development will be evaluated by the Authority's Design Review Panel, chaired by the NSW Government Architect, ensuring the achievement of high quality urban form and design across the site. The Design Review Panel provides advice to both the CEO and Board of the Authority.

Once the DA is lodged with the consent authority, the assessment of the DA will have regard to the legislation, policies and guidelines outlined above. The consent authority will also consider the view of the Design Review Panel in interpreting the conformance of a design to this Master Plan.



7.6 INVOLVEMENT OF STAKEHOLDERS

Key stakeholders in the Sydney Olympic Park area include:

- the lessees and operators of the sporting, showgrounds and entertainment venues;
- surrounding private business landowners, lessees and tenants including the Australia Centre;
- visitors to the site including patrons of the venues and users of the Parklands;
- surrounding residential communities; and
- surrounding local councils.

These stakeholders together with future occupiers and users of the site including new businesses and residents will all have a major interest in what happens in Sydney Olympic Park in the future.

7.7 ONGOING REVIEW OF THE MASTER PLAN

The Master Plan provides a 10-15 year vision for Sydney Olympic Park. It is inevitable that as development proceeds there will be changes in expectations for the area and in the levels of development proposed. As a result, this Master Plan will be reviewed with the first major review commenced not later than five years after adoption by the Minister for Planning.

GLOSSARY OF TERMS

7

Affordable Housing

Affordable Housing, as defined by planningNSW, means rented housing occupied by very low, low and moderate income households and managed by a registered community housing organisation.

Very low, low and moderate income households are defined as households whose gross incomes fall within the following ranges of percentages of most current median household income for the Sydney Statistical Division according to the Australian Bureau of Statistics.

Very low income household less than 50%
Low income household 50 or more but less than 80%
Moderate income household 80%-120%

Consent Authority

Minister for Planning

DA

Development Application

EP&A Act 1979

Environmental Planning and Assessment Act, 1979

ESD

Ecologically Sustainable Development

GFA

Gross Floor Area

FSR

Floor Space Ratio

LGA

Local Government Area

NPWS

National Parks and Wildlife Service

RANAD

Site of the former Royal Australian Navy Armaments Depot bounded by Hill Road, Holker Street, Jamieson Street and the Parramatta River.

RAS

Royal Agricultural Society

RES

Royal Easter Show

RTA

Roads and Traffic Authority

SREP 24

Sydney Regional Environmental Plan No. 24 - Homebush Bay

Sydney Olympic Park

Sydney Olympic Park comprising all lands owned by the Sydney Olympic Park Authority

The Authority

Sydney Olympic Park Authority